

Building Inspections

DEPARTMENT OVERVIEW:

The Hamilton County Department of Building Inspections (DBI) is responsible for issuing Building Permits within the unincorporated townships of Hamilton County and eight contract jurisdictions. The Plan Examination Division of the DBI consists of Architects and Engineers, registered in the State of Ohio, who review the construction documents of residential and commercial projects. This review is performed in an effort to ensure that the proposed design complies with the provisions of the applicable building code. The Inspection Division of DBI consists primarily of certified building inspectors who perform inspections verifying that the construction matches the plans approved by the Building Department. Other responsibilities of the department include preparing a new Hamilton County Building Code for adoption by the Board of County Commissioners.

BUDGET OVERVIEW:

The Department of Building Inspection's (DBI) budget is up \$56,295 or 2.7% from current year budget. DBI had five employees receive promotions in 2007 which increased their 511 "Regular Employee Compensation" line item. The increase is also a result of PERS and Worker's Compensation rates being higher than in 2007. The promotions are impacting the 2007 budget as well. For non-personnel in 2008, the biggest impact was the increase of the RCC contract due to the planned migration for the permit tracking software upgrade. In 2007, DBI's capital outlay was funded through the IPAC program. Due to tough budget constraints within in the General Fund, a vacant plans examiner position was eliminated and all capital outlay requests.

The housing market has slowed recently and residential permits, plan review and inspections are down. However, the commercial market continues to improve. The administrator recommends their revenue estimate request.

BUDGET SUMMARY:

Budget by Program	2006 Actual	2007 Budget	2007 Estimate	2008 Request	2008 Budget	Change from 2007 Budget
Administration	\$ 2,148,207	\$ 2,078,001	\$ 2,104,126	\$ 2,471,545	\$ 2,134,296	2.7%
Total	\$ 2,148,207	\$ 2,078,001	\$ 2,104,126	\$ 2,471,545	\$ 2,134,296	2.7%

Revenue by Source	2006 Actual	2007 Budget	2007 Actual	2008 Request	2008 Budget	Change from 2007 Budget
Licenses	\$ 2,111,317	\$ 2,676,000	\$ 2,876,027	\$ 2,750,000	\$ 2,750,000	2.8%
Charges for Service Fees	101,590	74,000	96,448	88,000	88,000	18.9%
Miscellaneous	79	-	2,214	-	-	
Total	\$ 2,212,985	\$ 2,750,000	\$ 2,974,689	\$ 2,838,000	\$ 2,838,000	3.2%

Staffing by Program	2006 Budget	2007 Budget	2008 Request	2008 Budget	Change from 2007 Budget
Administration	29.50	29.00	29.00	28.00	(1.00)
Total	29.50	29.00	29.00	28.00	(1.00)

PROGRAM SUMMARY:

Program: Administration

Mandated By: Not mandated, ORC 3781.06, 3781.18, 3791.04

Funding Source: General Fund

Program Description:	Accomplishments:
This General Fund program enforces the HCBC (Hamilton County Bldg. Code) and OBC (Ohio Building Code) by processing and issuing building permits, reviewing and inspecting for code compliance, and issuing Certificates of Occupancy. The building department's Demand and Workload totals are the result of construction activity each year. The customer initiates the service by applying for a Building Permit or calling for an inspection. The program also responds to complaints, referrals and unsafe structures which may be used as testimony in court.	<p>DBI has continued to exceed in all of its goals.</p> <ol style="list-style-type: none"> 1. Plans examination for residential building permits met the goal of review within four working days 99% of the time. 2. Building Inspectors finalize or closed out 48% of their "inactive" permits. (Inactive permits are open building permits at least one year old, and in most cases, the contractor has proceeded without the required building inspections being approved.) 3. The Building Inspectors continue to meet their goal of performing 99% of requested inspections on the requested day. 4. Plan examination for commercial building permit met the goal of review within 12 working days 99% of the time, exceeding the goal of 97%.

	2006 Actual	2007 Actual	2008 Request	2008 Budget
Objective: To review residential type of applications within four working days.				
Demand: Building permit applications to be reviewed.	1,883	1,584	1,900	1,900
Workload: Building application permits reviewed.	1,883	1,584	1,900	1,900
Efficiency: Application review time in days (HCBC).	4	4	4	4
Effect./Outcome: % of applications reviewed in four working days (HCBC).	96%	99%	97%	97%
Objective: To review commercial type applications within 12 working days.				
Demand: Commercial building permits to be reviewed.	1,649	1,495	1,650	1,650
Workload: Permit applications reviewed.	1,649	1,495	1,650	1,650
Efficiency: Application review in days (OBC)	12	12	12	12
Effect./Outcome: % of Applications reviewed in 12 working days (OBC).	99%	99%	97%	97%
Objective: For building inspectors to finalize inactive permits annually.				
Demand: Inactive permits assigned to inspectors annually.	2,800	2,653	1,998	1,998
Workload: Inactive permit finalized annually.	36%	36%	36%	36%
Efficiency: Number/hours finalizing inactive permit	3,800	3,050	3,200	3,200
Effect./Outcome: % of inactive permits finalized annually.	30.1%	48%	30%	30%
Objective: For building inspectors to perform all inspections on the requested day.				
Demand: Number of inspections.	20,790	22,171	20,790	20,790
Workload: Number of inspections performed.	21,180	22,171	20,790	20,790
Efficiency: Number of hours spent doing all inspections.	11,900	12,390	11,900	11,900
Effect./Outcome: Inspections performed on requested day.	99%	99%	99%	99%

Departmental Comments:

Due to the national and local economies, the residential building activity was slightly down in 2007, while commercial activity increased.